

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811

BOARD OF DIRECTORS MEETING MINUTES

June 19, 2012

The meeting was called to order at 7:00PM.

Directors present were Tony Alivento, Ruby Bussinger, Raymond Diaz, Marlene Ward, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no visitors present for the meeting.

PRESIDENTS REMARKS – Mrs. Bussinger said that she will not be attending the meeting scheduled in July.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the May 15, 2012, Board of Director's meeting. The motion was unanimously approved.

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the June 6, 2012, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the May financial statement and a separate report that projected an operating surplus as of May 31, 2012. Mr. Kiebzak reviewed the status of some of the delinquent accounts.

MANAGER'S REPORT

Mr. Kiebzak reviewed a Manager's Report dated June 19, 2012.

OLD BUSINESS – No discussion ensued.

NEW BUSINESS

A. Landscaping on Elm Court – A motion was made by Mrs. Steinhardt and seconded by Mr. Diaz to approve the installation of new plant material as outlined in a proposal from Turico dated June 15, 2012, for the amount of \$9,766.50. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to install three magnolias on the boulevard alongside Middlebrook Road. The motion was unanimously approved.

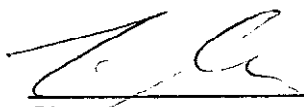
NEW BUSINESS

B. Use of Balconies – Mr. Kiebzak has written letters to residents asking them to remove all items being stored on the balconies. He said that there has been a positive response to this request. He discussed this topic with Mrs. Bussinger who asked that it be put on the agenda for discussion by the Board. The rules and regulations provide some flexibility to adopt a standard in terms of what is allowable. The Board has the final say as to what is unsightly or hazardous and may determine that something shall not be permitted solely on the basis of safety or aesthetic reasons. There might be an item not specifically identified in the body of the rules and regulations appearing on a balcony. Mr. Kiebzak will make the Board aware of the item in order to obtain a determination on whether or not it is allowable.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 7:56 P.M. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Print Name and Title

Date: 7/17/2012